

**334-8188 MANITOBA STREET, VANCOUVER**  
1,227 SQFT UNIT AT NEWLY CONSTRUCTED MARINE LANDING

**FOR  
SALE**



**WILLIAM | WRIGHT**

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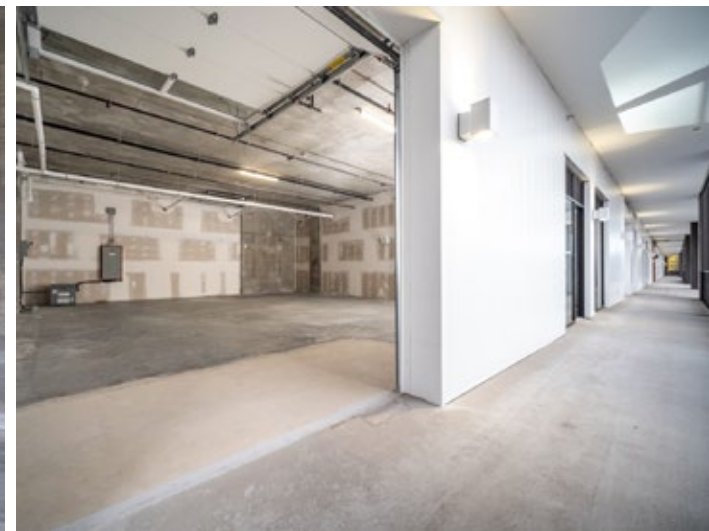
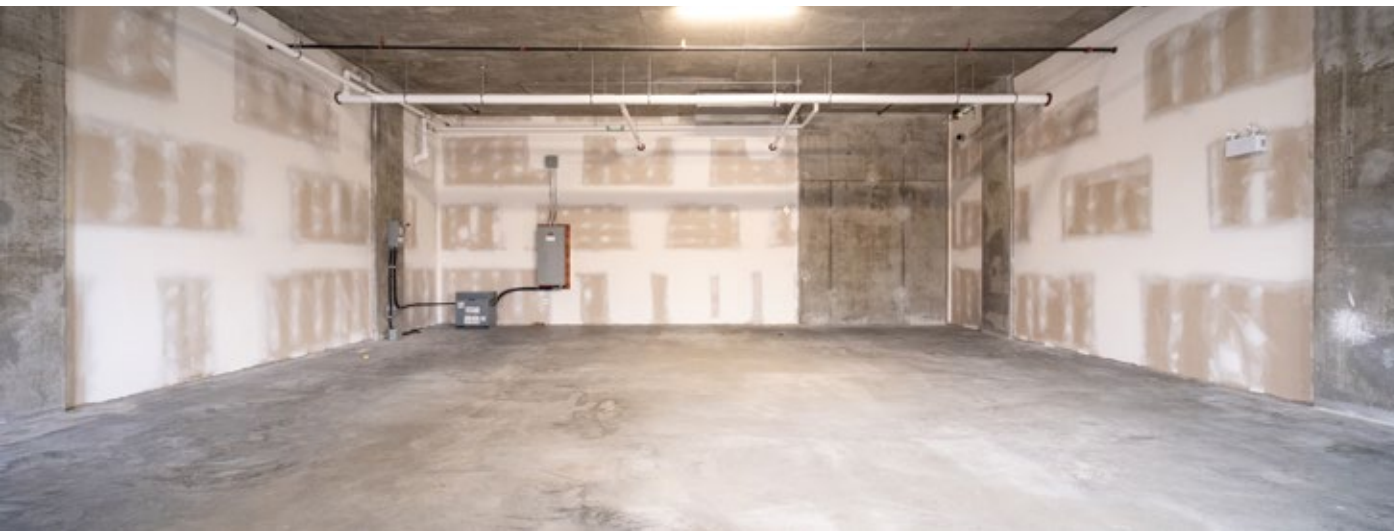




## OVERVIEW

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Unit 334 at Marine Landing is a 1,227 sq ft north-facing flex industrial unit on the third floor with I-2 Vancouver Industrial Zoning, 13-foot clear ceilings, and a large roll-up bay door. The shell layout allows full customization for light manufacturing, creative production, or hybrid workspace use. Ample natural light and mountain views enhance the environment, while three-phase power and shared loading access support operational efficiency.





## ON-SITE AMENITIES

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The property is enriched by a host of premium amenities. Highlights include:



**Breka Bakery & Café:** A sprawling 6,000 sq. ft. cafeteria-style bakery, perfect for coffee breaks or informal meetings.



**End-of-Trip Facilities:** Full change rooms equipped with private showers, custom lockers, and a spacious changing area.



**Communal Lounge:** A welcoming space with a fully operational kitchen, ideal for hosting events, celebrations, or informal gatherings.



**Rooftop Patio:** An outdoor haven featuring BBQ areas, a harvest-style dining table, a communal gas fire pit, and artificial turf for lounging and games, all surrounded by lush landscaping with large trees for shade.



**Fitness Center:** A 1,200 sq. ft. state-of-the-art gym offering cardio equipment, weights, and gear to accommodate rigorous workouts.



**Boardroom Facilities:** A bookable boardroom equipped with audio-visual presentation technology and ample seating.



**Dog-Friendly Amenities:** A large dog run for pet-friendly comfort and convenience.

## DESIGN FEATURES

Marine Landing boasts a unique industrial aesthetic, reflected in features like:



A double-height lobby with custom-crafted oak wainscoting, paying homage to the site's historic use as a lumber mill.



A sixth-floor amenity room for corporate meetings or social events, complete with a communal lounge and fully equipped kitchen.



Communal balconies, offering opportunities for relaxation and socializing during or after work.



Cyclists can secure their rides in both lockers or storage rooms within a state-of-the-art facility made from walls with solid concrete

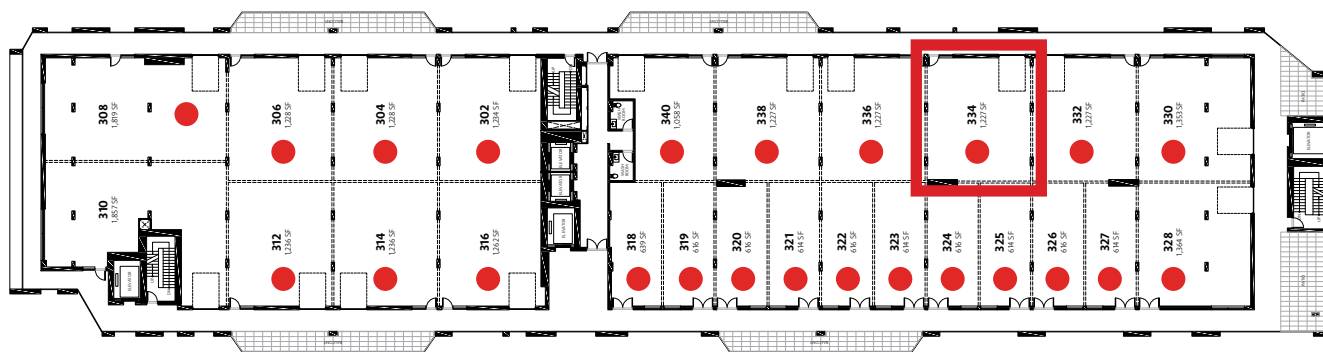


A fully-stocked, secured workshop and tooling area is located alongside the entrance to the bicycle storage room





## SITEPLAN



## SALIENT FACTS

<b>Size</b>	± 1,227 SF
<b>Parking</b>	1 Stall
<b>Zoning</b>	I-2
<b>PID</b>	032-383-932
<b>Legal Description</b>	STRATA LOT 32 DISTRICT LOT 322 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS11021 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
<b>Price</b>	\$725,000





## SOUTH VANCOUVER

Marine Landing is a rapidly developing commercial area located in South Vancouver, positioned strategically at the intersection of major transportation routes and near the Fraser River. The area benefits from excellent transit connections, including the Marine Drive Station on the Canada Line, providing easy access to downtown Vancouver, Richmond, and the Vancouver International Airport. This connectivity makes Marine Landing a prime choice for businesses and commuters alike.

## DRIVE TIMES

MARINE DRIVE STATION	4 MIN DRIVE
MARINE GATEWAY	4 MIN DRIVE
REAL CANADIAN SUPERSTORE	4 MIN DRIVE
LANGARA COLLEGE	7 MIN DRIVE
LANGARA STATION	7 MIN DRIVE
YVR AIRPORT	8 MIN DRIVE
DOWNTOWN VANCOUVER	25 MIN DRIVE



## WALK SCORE

**86** EASY TO WALK

**90** EXCELLENT TRANSIT

**83** BIKE ZONE

## AMENITIES

### Restaurants + Cafes

- + Bendick's Ice Cream Factory Outlet
- + Dosa Corner
- + Dublin Crossing - Vancouver
- + Hi Five Chicken
- + JAPADOG (South Vancouver)
- + McDonald's
- + Neptune Palace Seafood Restaurant (Vancouver)
- + Panago Pizza
- + Pho Zen Vietnamese Cuisine
- + Starbucks
- + Subway
- + Triple O's
- + Wendy's
- + Win Win Chick-N

### Services

- + BMO Bank of Montreal
- + Chevron
- + Esso
- + Esso Car Wash
- + Fitness World
- + Mr. Lube + Tires
- + Petro-Canada
- + Scotiabank
- + Superstore Gas Bar

### Retail

- + 7-Eleven
- + Best Buy
- + Canadian Tire
- + Granville Toyota
- + Kal Tire
- + Loblaw Pharmacy
- + Lordco Auto Parts
- + Marine Chrysler Dodge Jeep Ram

- + Marine Gateway
- + Marshalls
- + Real Canadian Superstore
- + Shoppers Drug Mart
- + Sleep Country Canada
- + T&T Supermarket
- + Winners

### Parks & Schools

- + George Park
- + Winona Park
- + Pierre Elliott Trudeau Elementary School

## NEARBY AMENITIES



LORDCO • 3 MIN DRIVE



CANADIAN TIRE/BEST BUY/MARSHALLS • 4 MIN DRIVE



MARINE GATEWAY/SKYTRAIN STATION • 4 MIN DRIVE

## FOR MORE INFORMATION CONTACT

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